



**Inspection Report**  
**WASHINGTON COUNTY BUILDING DEPARTMENT**  
197 E. Tabernacle St. George, Utah 84770 (435) 634-5714

Owner	DUTTON, KELLY C & SHEILA W	Contractor	OWNER / BUILDER	
Address	55 N TERRACE DRIVE	Date ordered	6/23/2009	Permit No. 6022
Work Order	Inspection Requested 6/23/2009 PM			

Inspection		Stage		Action
FRAMING	ROUGH	Work Approved		

**Comments**

OK TO CONVERT OCCUPANCY FROM PAVILLION TO A CABIN; WILL REQUIRE PLUMBING & ELECTRICAL INSPECTIONS; UPSTAIRS NEEDS TO BE ENCLOSED FROM BOTTOM & INSULATED; FRAMING OK  
EXTERIOR IS COVERED

Signed: \_\_\_\_\_  
Washington County Building Inspector

**Washington County Planning Commission Meeting**  
**June 10, 2008**

**Item #9. CONDITIONAL USE PERMIT.** Request permission for a private recreation facility (Pavilion) for family reunions on Kolob, within the SFR-1 zone, generally located north of the Blue Springs Reservoir, Section 12, T39S, R10W, SLB&M. Sheila Dutton, applicant.

The planner explained that the applicant is proposing to build a 38' x 60' pavilion for family reunions to be held during the summer months. Their culinary water is provided by the Terrace Drive Mutual Water Company. They will be building restrooms and a kitchen facility within the proposed pavilion. Private recreation facilities are conditionally approved within the SFR-1 (Seasonal Forest Residential 1 acre) zone.

There was a lengthy discussion regarding the intended use. The plans appear to have features of a cabin. Kurt Gardner, Building Official, explained that the use cannot be changed, since there are additional safety and health requirements when you are building living quarters. The property is 3.21 acres, and the base of the pavilion is 36'x60', with an additional two foot overhang.

Commissioner Cropper left at 3:33 p.m.

There was a discussion about sanitary facilities. The applicant stated that each family that would use the pavilion has a trailer that includes porta-potties. The applicant was interested in additional bathrooms, possibly one upstairs in addition to the one planned for the main floor. The applicant was advised to make sure that the septic approval is sufficient for the proposed pavilion and a cabin that the applicants will build in the future.

There was a discussion regarding the possibility of a future casita, or mother-in-law dwelling in addition to the pavilion and a cabin. It was explained that, under the current ordinances, only one dwelling will be allowed. If a casita is constructed that will constitute a dwelling and construction of a cabin would not be allowed. Ms. Ehlert said that there are no plans at this time to allow for both dwellings to be allowed. A cabin and the pavilion could be allowed, if the pavilion is strictly used for a meeting place, and not for living quarters.

**Motion was made by Commissioner Ford to recommend approval for a Conditional Use Permit for a private recreation facility on Kolob with up to three (3) toilets, subject to the Building Official's approval of plans, for a period of one (1) year. Commissioner Christopher seconded the motion. Three (3) commissioners and the Chairman voted Aye. The motion carried.**

**Washington County Land Use Authority Meeting  
May 12, 2009**

**Item #6. CONDITIONAL USE PERMIT EXTENSION.** Review extension for a private recreation facility (Pavilion) for family reunions on Kolob, within the SFR-1 zone, generally located north of the Blue Springs Reservoir, Section 12, T39S, R10W, SLB&M. Sheila Dutton, applicant.

The planner explained that this is an automatic annual review on construction of a 38' x 60' pavilion for family reunions to be held during the summer months. Permit inspection reports showed that a foundation wall inspection was made on June 27, 2008. As previously reviewed, their culinary water is provided by the Terrace Drive Mutual Water Company. They are building restrooms and a kitchen facility within the proposed pavilion.

Sheila Dutton, applicant, showed photos of the progress of the pavilion walls.

**Motion was made by Commissioner Christopher to recommend approval for a Conditional Use Permit Extension on a private recreation facility (pavilion) for family reunions on Kolob, for a period of one (1) year. Commissioner Cropper seconded the motion.**

There was a question on the motion whether the use for family reunion should be deleted from the motion because it is limiting. The planner advised that it's important to clarify that it can only be have a noncommercial use. Permitting was given for bathrooms and a storage area, but no sleeping inside the building.

**The first and second agreed to the clarification. Six (6) commissioners voted Aye. The motion carried.**